

Gulf View Estates Owners Association, Inc.
Statement of Assets, Liabilities & Fund Balance
As of January 31, 2013

	Jan 31, 13
ASSETS	
Current Assets	
Checking/Savings	
Operating Fund	
1000.05 · Operating 4130 0.15%	56,612.48
1000.06 · Op CD FL 0639 1.01% 9/27/13	30,841.26
1000.09 · Due To/From Reserves	(20,285.17)
Total Operating Fund	67,168.57
Reserve Fund	
1000.07 · Reserve 4148 0.30%	3,257.05
1000.10 · Due To/From Operating	20,285.17
Total Reserve Fund	23,542.22
Total Checking/Savings	90,710.79
Accounts Receivable	
1200 · Accounts Receivable	20,308.12
Total Accounts Receivable	20,308.12
Total Current Assets	111,018.91
TOTAL ASSETS	111,018.91
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	1,627.03
Total Accounts Payable	1,627.03
Other Current Liabilities	
2010 · Pre-Collected Maint Fee	63,919.17
Total Other Current Liabilities	63,919.17
Total Current Liabilities	65,546.20
Total Liabilities	65,546.20
Equity	
3500 · Reserve Funds	
3520 · Lake/Fountain Maint Reserve	10,000.00
3510 · Wall Reserves	13,542.22
Total 3500 · Reserve Funds	23,542.22
3600 · Fund Bal - Operating	24,694.85
Net Income	(2,764.36)
Total Equity	45,472.71
TOTAL LIABILITIES & EQUITY	111,018.91

Gulf View Estates Owners Association, Inc.
Statement of Revenue & Expenses: Actual to Budget
January 2013

	Jan 13	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4000 · Maint Fee Income	5,810.83	5,810.66	0.17
4240 · Interest Income	33.36	16.67	16.69
4260 · Lot Mowing Income	0.00	33.34	(33.34)
4265 · Lot Mowing Exp	0.00	(33.34)	33.34
4270 · Past Due Interest	0.00	16.66	(16.66)
Total Income	5,844.19	5,843.99	0.20
Expense			
Copies	1.90		
Postage	13.95		
Administrative			
5010 · Legal	575.50	666.66	(91.16)
5020 · Management Fees	1,200.00	1,186.67	13.33
5100 · Office expense	773.89	379.16	394.73
5140 · Meeting Room Rental	275.00	58.34	216.66
5150 · Storage Rental	17.38	37.50	(20.12)
5160 · Newsletter/Website	60.00	104.16	(44.16)
5200 · Insurance Expense	1,764.91	416.67	1,348.24
7400 · Uncollectable Owner Fees	533.80	83.34	450.46
Total Administrative	5,200.48	2,932.50	2,267.98
Grounds			
6000 · Repairs & Replacements	63.10	166.66	(103.56)
6100 · Grounds Contract	1,277.03	1,458.34	(181.31)
6100.01 · Grounds Care	225.00	166.67	58.33
6100.02 · Abandoned House Mo...	0.00	83.34	(83.34)
6110 · Lot Mowing Expense	560.00		
6400 · Street Lighting	506.56	525.00	(18.44)
6600 · Lake Maintenance	370.00	233.33	136.67
7900 · Contingency	0.00	2.16	(2.16)
Total Grounds	3,001.69	2,635.50	366.19
Utilities			
7200 · Electric - Meter	390.53	270.84	119.69
Total Utilities	390.53	270.84	119.69
Total Expense	8,608.55	5,838.84	2,769.71
Net Ordinary Income	(2,764.36)	5.15	(2,769.51)
Other Income/Expense			
Other Income			
8050 · Reserve Investment Interest	0.56		
Total Other Income	0.56		
Other Expense			
9510 · Reserve Allocation	0.56		
Total Other Expense	0.56		
Net Other Income	0.00		
Net Income	(2,764.36)	5.15	(2,769.51)